SAVAGE HAYWARD
ARCHITECTS

Proposed Dwelling
Land Adj, 1 Main Street
Norton-Juxta-Twycross
Atherstone
Warks
CV9 3QA

Mrs & Mrs Jackson

Design & Access Statement

Jan 2009
08/72

1 Foreword

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Foreword:

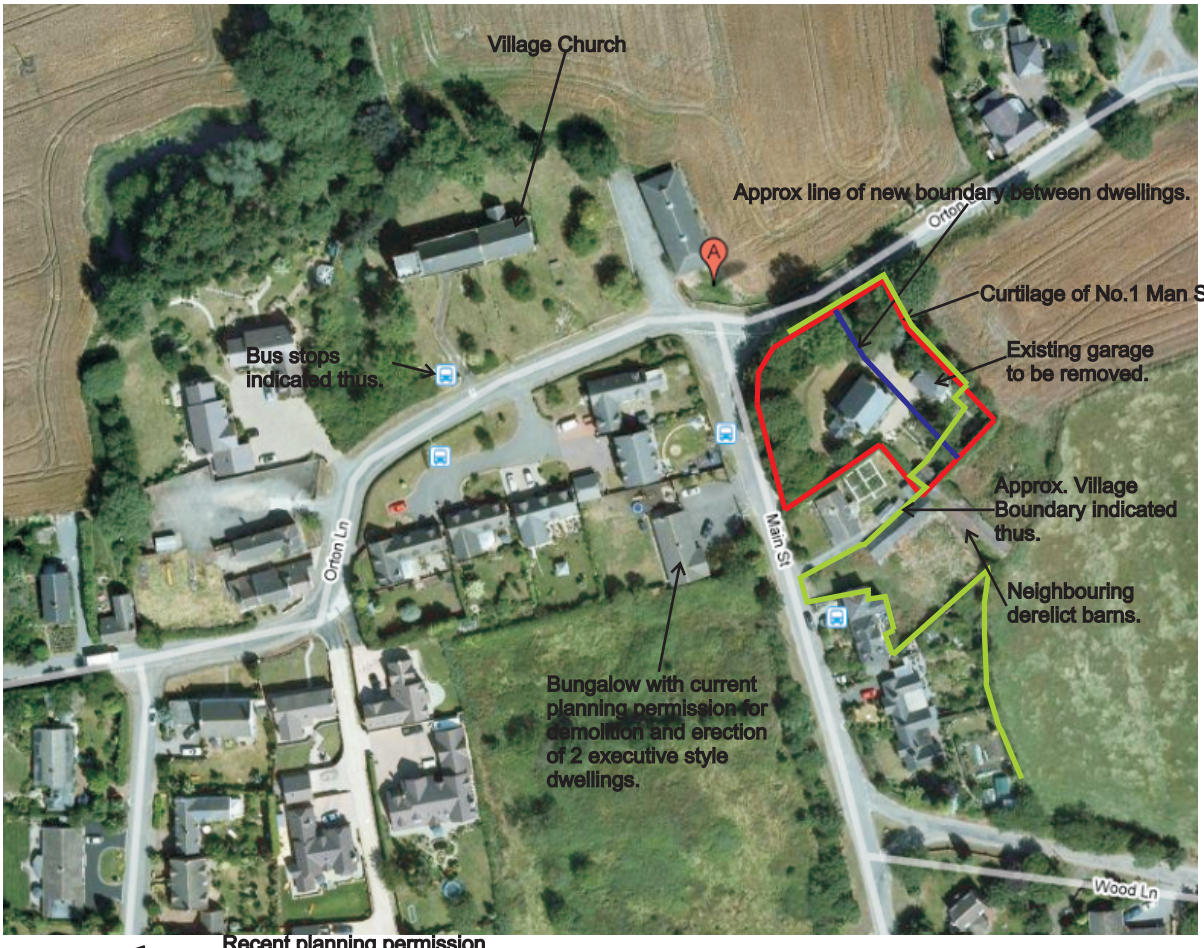
1.01 This Statement is prepared with reference to:
DCLG Circular 01/2006
CABE; Design & Access Statements
Disability Discrimination Act 1995
Building Regulations Approved Documents.

1.02 The site is in the grounds of a large detached house which was the former post office for Norton-Juxta-Twycross.

1.03 This application is for planning permission to erect a single executive style dwelling to the side of the existing house.

1.04 This document is to be read in conjunction with drawings Nos.:

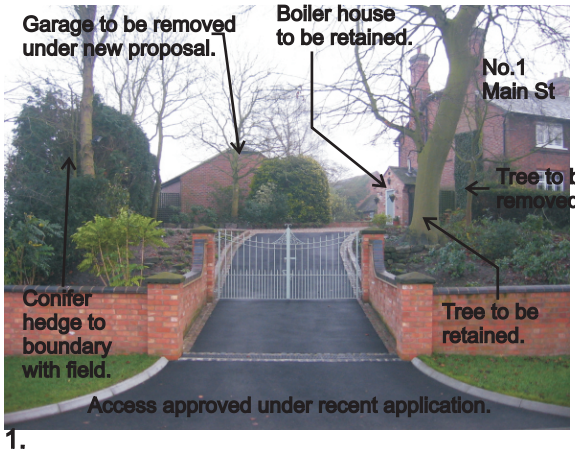
- 08 72 12A Site Layout Plan
- 08 72 14 House Layout Plans
- 08 72 09 As Existing Plan
- 08 72 01 As existing access to No. 1
- 08 72 02 As proposed access to No. 1
- 08 72 - OS Plan



Recent planning permission for demolition of bungalow and erection of 2 dwellings at 8 Cock Lane. Currently under Construction.

2 Analysis

Site Analysis:



1.



2.



3.

Main frontage to No. 1 Main St fronts onto Orton Lane.

2.01 The site lies in the large garden of a detached property.

2.02 The proposed dwelling will sit in the area currently occupied by a large double garage and attached lean to greenhouse.

2.03 The new dwelling will be accessed off Orton Lane via an access that was recently constructed under a planning approval. The approval was to replace the access to No.1 which is currently off Main St. Part of this new proposal is to improve the visibility splays of the access off Main St and to make this the access to No. 1 as it was prior to the recent approval for the access off Orton Lane.

2.04 The site is on the edge of the village as defined by the Local Authorities Local Plan. The development boundary will actually pass through the garden of the new dwelling as indicated on the aerial photograph on the previous page.

2.05 A new timber framed garage will be constructed to serve the new dwelling as indicated on the plans.

2.06 The new dwelling will sit considerably higher than Orton Lane as does No.1 Main St. The large change in level of the access off Orton Lane will dictate the positioning of the dwelling and turning area.

2.07 The existing dwelling at No.1 Main Street has a small boiler house on the side where the new dwelling is proposed and access to this will need to be maintained.

2.08 The existing house is Victorian in origin and was originally a farm house forming part of the Gopsall Estate.

2.09 There are large conifer hedges to both the north and east boundaries. Part of the north boundary (the field side) is also a brickwork wall.

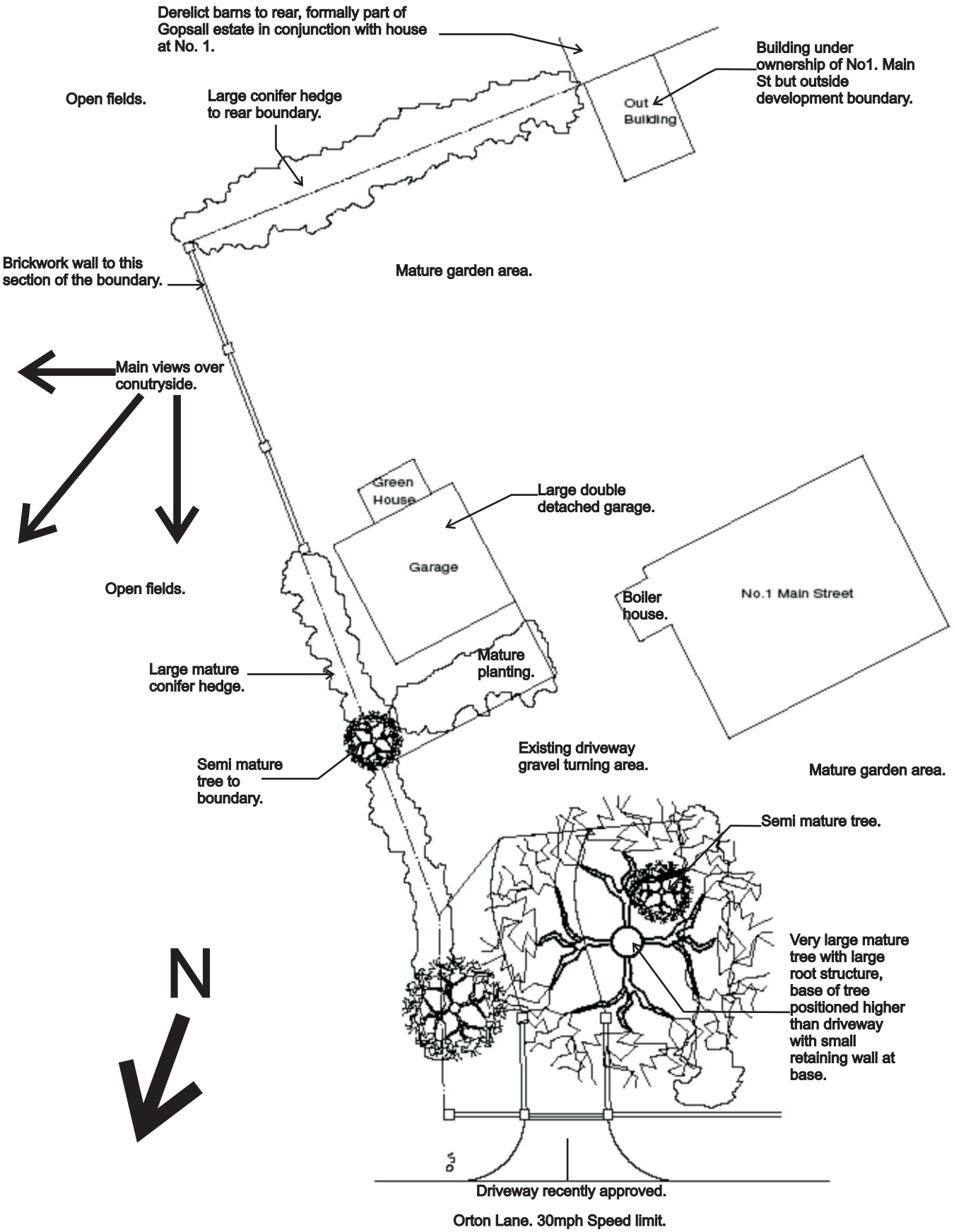
2.10 The south eastern (rear) elevation of No. 1 has 3 first floor windows, however the 2 windows nearest the proposed dwelling site are a bathroom and a landing window. Only the window at the southern most end of the existing house is a bedroom window.

2.11 The ground floor window on the rear elevation nearest the development site is to the Kitchen.

2 Analysis

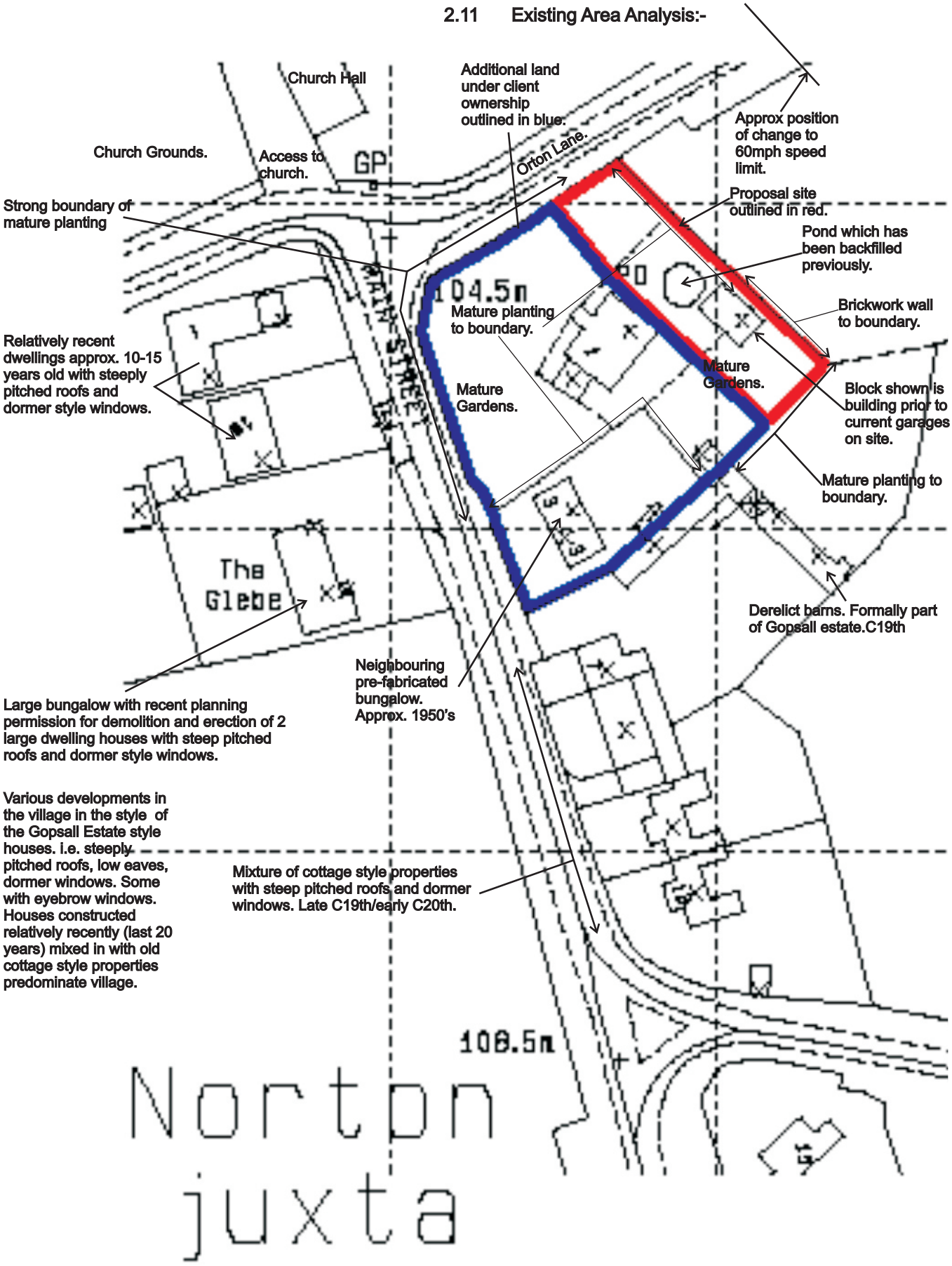
Existing Site Analysis.

2.12 Site Plan Analysis



2 Analysis

2.11 Existing Area Analysis:-



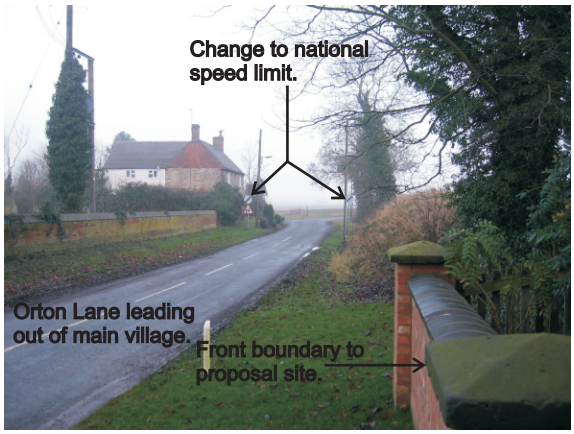
2 Site Analysis

Existing Area Analysis cont.

2.12 Photographic Area Analysis of site.



4.



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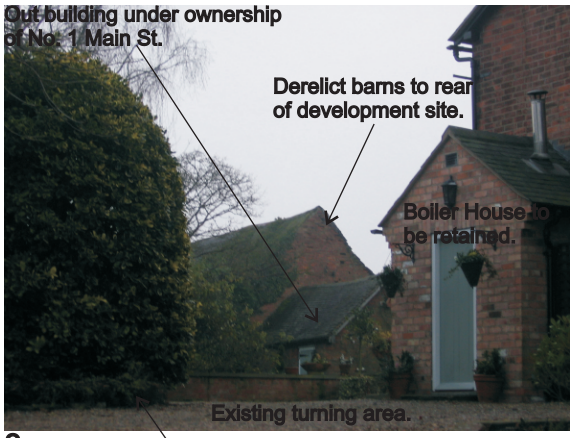


8.

Mature planting to
the side of existing
garages.

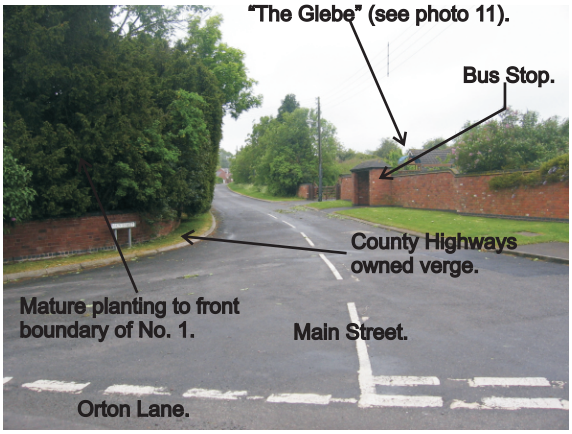


9.

2 Site Analysis

Existing Area Analysis cont.

2.09 Photographic Area Analysis of site cont.



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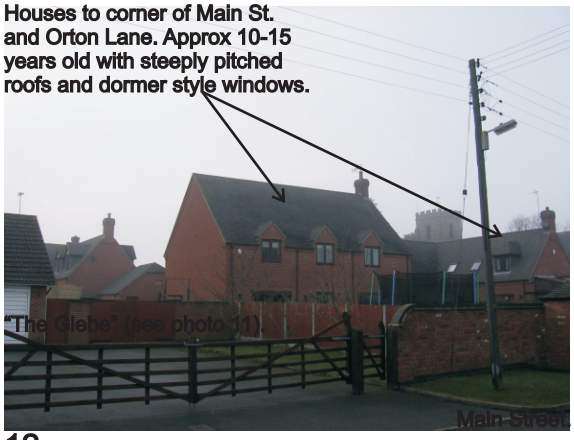

12.

3 Building Design

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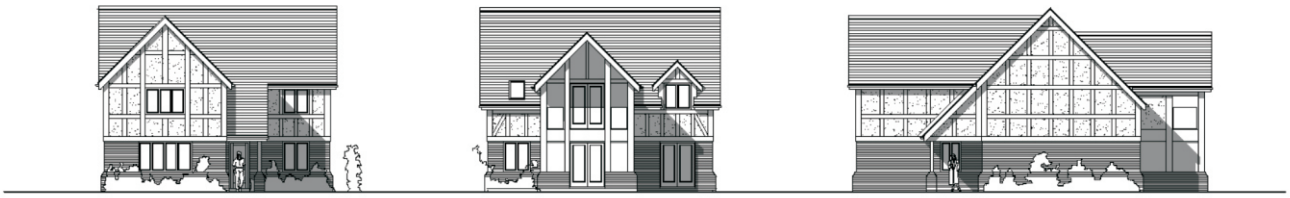
Building Design Analysis

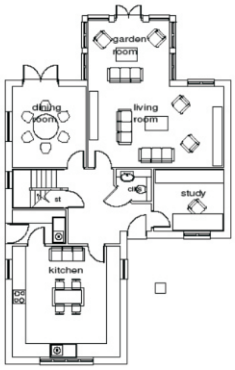
3.01 The design of the prosed dwelling is shown below.

3.02 The dwelling is a large detached executive style house to fit in with the market in Norton-juxta-Twycross.

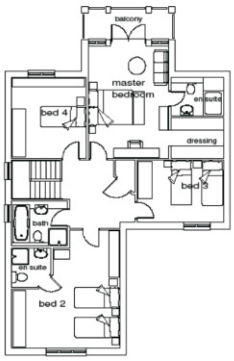
3.03 The house has been designed to have it main aspects to the front and rear with additional glazing to the field side to maximise the views over the countryside from the site.



Road Elevation | Garden Elevation | Elevation To No.1



Ground Floor Plan



1st Floor Plan



Field Elevation



3.04 The dwelling has been designed to have a large family kitchen to fit in with the market in Norton-Juxta-Twycross.

3.05 As can be seen from the drawing above there are 4 bedrooms 2 of which are en-suite, again this is to fit in with the majority of houses in the Norton-Juxta-Twycross village.

3.06 It is generally considered that there is a ceiling value for houses of around £500,000 in Norton and the house has been designed with this in mind.

3.07 The roof has steep pitches and relatively low eaves in keeping with a majority of the houses in the

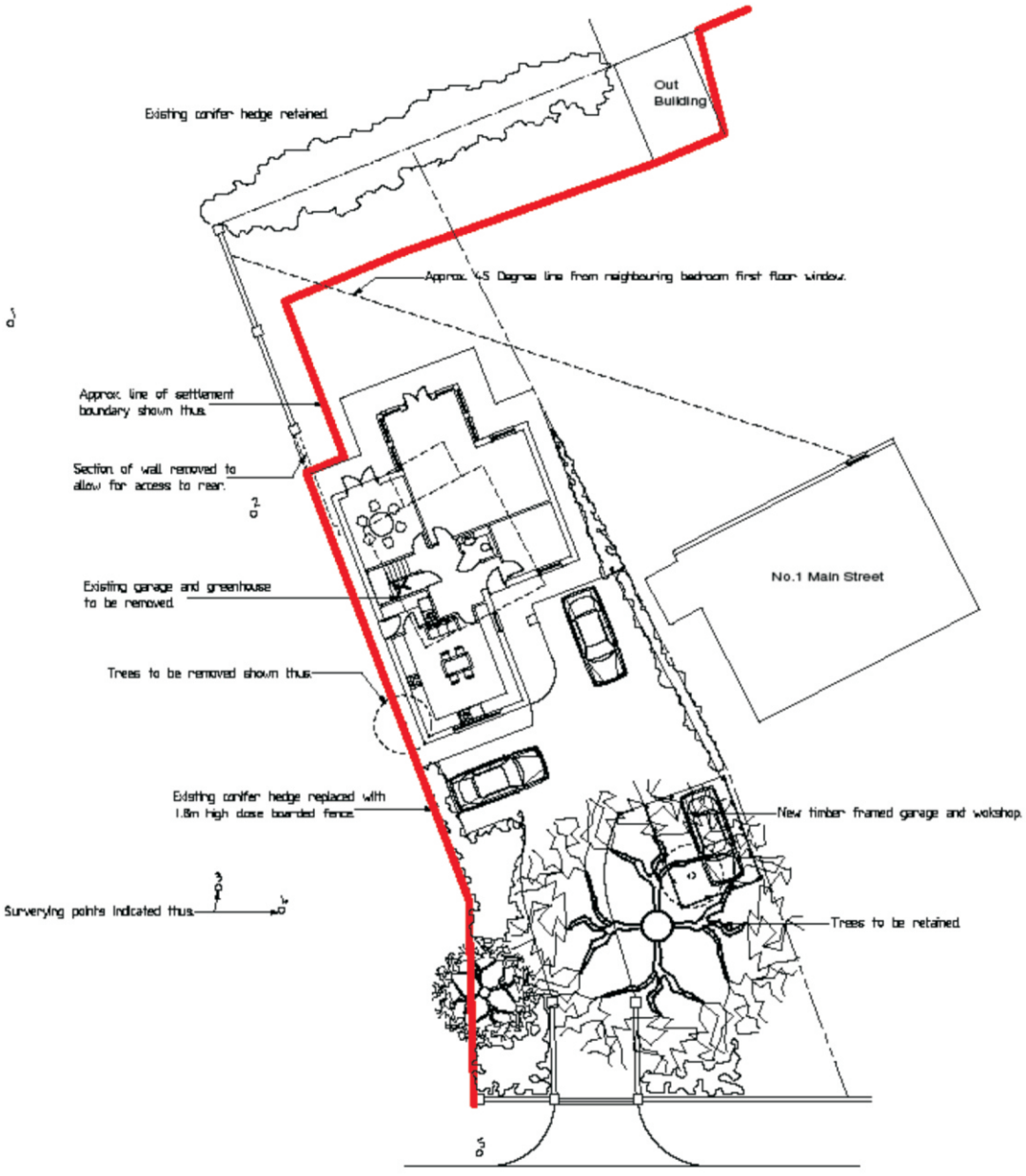
3 Building Design

Building Design Analysis Cont.

village.

3.08 The dwelling has also been designed with a oak timber framed upper level to echo the agricultural buildings that surround the area.

3.10 The positioning of the dwelling on the site (see below) was dictated by a number of factors including:-



* The position of the existing dwelling and its habitable windows.

3 Building Design

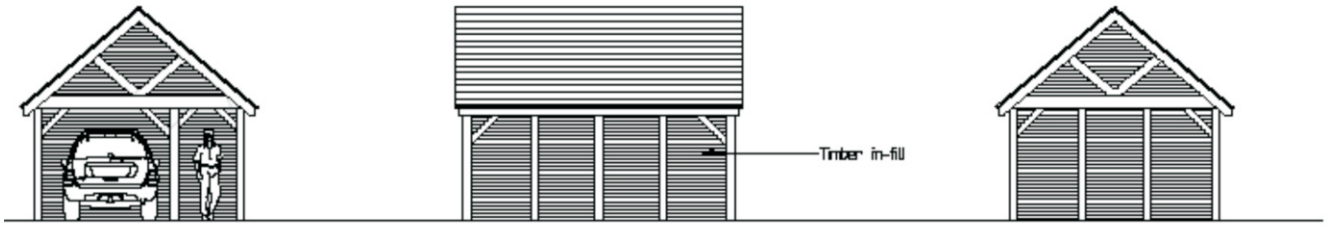
SHA

Building Design Analysis Cont.

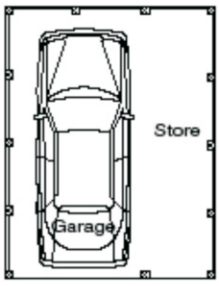
* The necessity for a turning area at the top of the steep driveway and the fact that the levels up the driveway could not be altered without making it even steeper.
* The position of the development boundary as defined by the Local Authority also impacted on the positioning of the dwelling. This is shown in red on the site plan on the previous page.
* The position of the existing very mature tree to the front of the site impacted on the positioning of the new dwelling and its associated garage.The proposed garage is shown below.

3.11 **As part of the works the access off Main Street which served No.1 prior to the recent application for the new access off Orton Lane will be re-instated. As part of the works the wall to the North of the access will be repositioned to provide an improved visibility splay towards the junction with Orton Lane.**

3.12 **A new double garage in the style of the one shown above will be provided under a separate application (to include the re-instated access) to serve No. 1 Main Street.**



Front Elevation. Side Elevation. Rear Elevation.



Plan.



4 Access Statement

The Access Statement relates only to “access to the development” and does not extend to internal aspects of individual buildings. Internal access is covered by Part M of the Building Regulations and will be dealt with at that point in the development of the proposals.

Access To Site

4.01 All users will have equal and convenient access to the site from Orton Lane via the access previously approved.

4.02 The access will be private to serve this house and its associated garages only.

Access Within The Site Area

4.03 Access within the site will be to Part M of the Building Regulations where the levels will allow. Where the level changes are too great to allow for access in accordance with the Approved Document every effort will be made to make passage around the new building as easy for all users as possible.

4.04 The proposed parking and access layout is designed to complement the proposed development and will be in accordance with Local Planning Guidance Regulations offering the minimum car parking sizes and distances between spaces.

4.05 A suitable external lighting design will beconsidered as part of the landscaping design at a later date. This will be deisgned such as to give reasonable levels of lighting whilst being sympathetic to the buildings rural surroundings.

Access Up To And Within The Building

4.06 Access up to and within the building will be in full compliance with the Approved Document Part M, Access to and Use of Buildings, 2004 Edition where level permit. The areas that will be designed in line with Part M are:

1. The approach to the building.
2. Access into the building
3. Entrance doors, corridors, passageways, and internal doors within the entrance storey.
4. Vertical circulation within the entrance storey.
5. Accessible switches and socket outlets within the building.
6. WC provisions in the entrance storey of a building.

Access For Emergency Services

4.07 Access for Emergency Services will from Orton Lane at the front. The private driveway will not be suitable for fire brigade vehicles.

4.08 The buildings will be designed to ensure the Fire Safety of all occupants. This will include maximum distances the fire tender vehicle shall be located from the proposed new building in line with the Approved Document; Part B.

4.09 Specific details for this will be provided at the Building Regulations stage, however the specification for the construction of this development will be in accordance with Approved Document Part B.